

City of Newport Beach

ECONOMIC DEVELOPMENT COMMITTEE



MINUTES 8-17-05

Minutes of the Economic Development Committee held at the City Council Chambers, City of Newport Beach, on **Wednesday, August 17, 2005**.

Members Present:

Steve Rosansky, Council Member, Chairman
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John Heffernan, Mayor

Tod Ridgeway, Council Member

Michael Henn, Planning Commissioner

Mike McNamara, Vice Chairman

Craig Batley

Seymour Beek

John Blom (Excused)

Gary DiSano

Jim Donnell (Excused)

Roy Freeman

Marta Hayden

Carol Mentor McDermott

Lloyd Ikerd

Debra Legan

Richard Luehrs

Brion Jeannette

Dan Marcheano

Mark Murrel

John Robinson

John Saunders

Gregg Schwenk

Cris Trapp

Jeannette Thomas

Gay Wassall-Kelly (Excused)

Kevin Weeda

Richard Wray

Public Utilities (Vacant)

Staff Representatives:

Sharon Wood, Assistant City Manager

Dan Trimble, C & ED Program Manager

George Berger, C & ED Program Manager

Guests Present:

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Roll Call and Introductions:

Chairman Rosansky called the meeting to order at 8:05 a.m.

CONSENT CALENDAR

1. Minutes of July 20, 2005

Motion: To Approve the Consent Calendar

Vote: Approved unanimously

DISCUSSION ITEMS

1. Subcommittee Report (*Continued*): Fiscal Impact Analysis of General Plan Alternatives

Chairman Rosansky introduced Vice-Chair Mike McNamara, who was the chair of the EDC General Plan subcommittee. Mr. McNamara opened discussion on recommendations.

§ **Mariner's Mile**

Motion: Murrell moved to recommend that the following be adopted within the General Plan for Mariner's Mile, subject to allowing the maximum flexibility of uses in accordance with the recommendations articulated by the City Council at their 8/16/05 meeting:

- On the bay side of Coast Highway, commercial development with a marine and visitor-serving component, with the exception that residential land use could be allowed if a property has 200 or more linear feet of bayside frontage, subject to the following restrictions: 50% of the total floor area must be devoted to marine or visitor-serving land uses; and the property is subject to conformance with a 26' height limitation;
- On the west end of the inland side of Mariner's Mile (*approximately from 'Arches Bridge' to Riverside Avenue*) general commercial development only;
- On the east end of the inland side of Mariner's Mile (*from approximately Rocky Point to Dover Avenue*) general commercial development only;
- In the central "Mariner's Village" area of the inland side of Mariner's Mile (*approximately from Riverside to Tustin and from Coast Highway to the foot of the bluff behind Avon Street*) vertically-oriented mixed-use commercial & residential development;
- In the eastern

"Mariner's Village" area of the inland side of Mariner's Mile (*approximately from Tustin Avenue to Rocky Point, and from Coast Highway to the foot of the bluff*) horizontally-oriented mixed-use commercial and residential development.

2nd: Hayden

Vote: Approved unanimously

§ **Motion:** Saunders moved to recommend that visitor-serving guest boat slips be added in Newport harbor wherever it makes sense within the City.

2nd: J. Thomas

Vote: Approved unanimously

§ **McFadden Square East**

Motion: DiSano moved to approve the Subcommittee's recommendation of no change from the existing General Plan characteristics.

2nd: Freeman

Vote: Approved unanimously

§ **McFadden Square West**

Motion: DiSano moved to approve the Subcommittee's recommendation of Option 1

2nd: Freeman

Vote: Approved unanimously

§ **Old Newport Boulevard**

Motion: McDermott moved to support the recommendation of the Planning Commission and City Council, as articulated in their public meetings of 8/16/05

2nd: B. Jeannette

Vote: Approved unanimously

§ **West Newport Highway & Adjoining Residential**

Motion: Freeman moved to recommend that a flexible land use strategy be adopted that encourages economically-viable redevelopment; including, but not limited to: affordable and moderately-priced hotels, mixed-use development; and possibly multi-family residential development.

2nd: Ikerd

Vote: Approved unanimously

§ **West Newport Mobile Home Park Redevelopment**

Motion: Saunders moved to recommend that a flexible land use strategy be adopted that encourages economically-viable redevelopment; including, but not limited to: affordable and moderately-priced hotels, mixed-use development; and possibly multi-family residential development.

2nd: Henn

Vote: Approved unanimously

§ **West Newport Industrial Area**

Motion: Legan moved to approve the Subcommittee's recommendation of Option 3.

2nd: Murrell

Vote: Approved unanimously

2. EQAC Representative's Report

EQAC Chair Cris Trapp reported that there were no EQAC reports this month, and that there was a report on brown water issues and treatment from the Orange County Water District.

ITEMS FOR A FUTURE AGENDA

None.

PUBLIC COMMENTS

A handout was provided to the members by John Saunders, entitled "Costa Mesa / Newport Beach Apartment Housing & Economic Market Overview," courtesy of Steven C. Brombol of Hendricks & Partners.

ADJOURNMENT

9:20 a.m.